



: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

Henkel / Shuckl Cannery
NILES, FREMONT, CA

Valley Oak Partners

Sheet Title:
**Illustrative
Site Plan**

Job No. 13039
Date: 12/22/2014
Scale:
Drawn By:

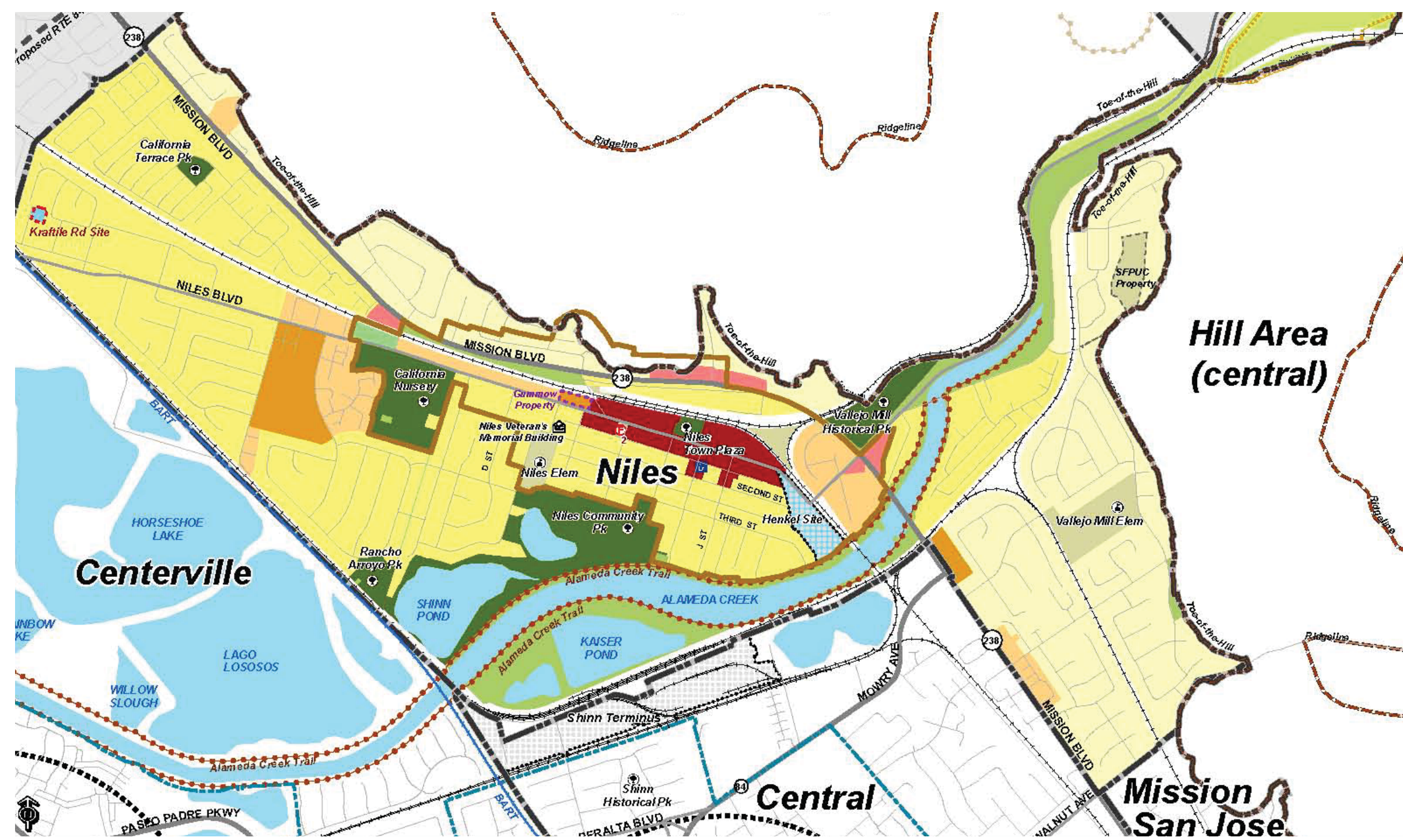
Sheet No:
SP 2.0

GOALS FOR NILES

- Maintain and enhance the unique historic character of the Town Center
- Attract infill development that complements existing uses and is compatible in scale with existing development
- Create new workplaces, thereby increasing the daytime population
- Expand heritage tourism and other activities which celebrate Niles' history
- Attract a more balanced mix of Town Center businesses, including additional retail stores
- Create a stronger sense of community through fairs, special events, and Town Plaza activities
- Remediate remnant industrial parcels and convert to more productive uses
- Protect the scenic character of Niles Canyon and the North Fremont Hills
- Enhance Mission Boulevard as a community gateway
- Improve connections to the rest of Fremont, particularly for bicycles and pedestrians

Our project conforms well with the Vision and Goals of the Niles Community Plan / General Plan:

- Remediate remnant industrial parcels and convert to more productive uses
- Attract a **diverse and healthy mix of uses** and businesses that complement existing uses
- Increase daytime population - as more office and high-tech workers discover Niles, an increased number of **residents patronize their shops**
- Create a strong **sense of community** through cultural and historical fairs and venues that attract people from all over the Bay Area
- Preserve **unique historic character** of Niles' commercial and residential areas, including view to the hills
- Improve transportation connections, including **pedestrian and bicycle linkages to nearby open spaces and trails**



General Plan - Site is located in the Historic Overlay District and currently zoned to Light Industrial

The project complies with the Niles Design Guidelines and Regulations and supports the Vision for the Niles Historic District:

- Revitalize Niles as an **attractive and lively** destination for visitors and residents alike, and strengthen its pedestrian scale, its **small town character** and local economy.
- Design of buildings and landscape to respect immediate context as well as retain the eclectic **character and diversity** of the Niles Historic District
- Reinforce **gateways** and the strong **sense of place** found in Niles
- Emphasize physical and visual **connections** to the hills and creeks
- Encourage **restaurants, outdoor dining** and promote **public plazas** and spaces



Historic Town Center - Niles Design Guidelines and Regulations, 2002



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Sheet Title:
Compliance
with Community
Vision

Job No. 13039
Date: 06/06/2014
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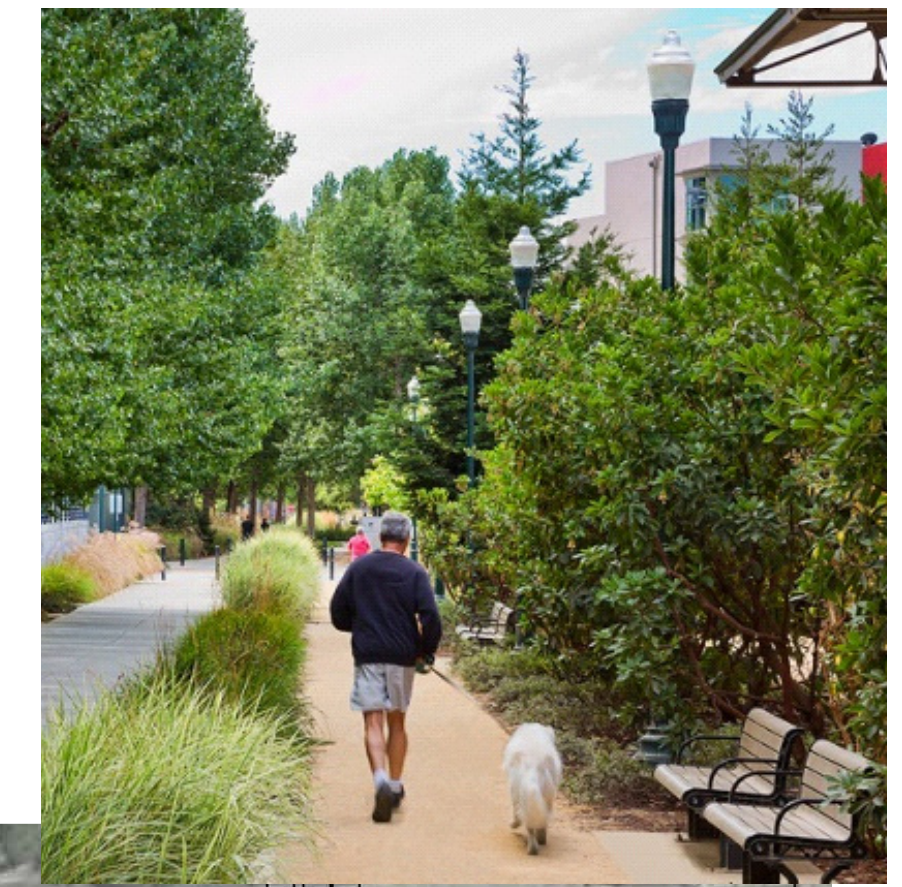
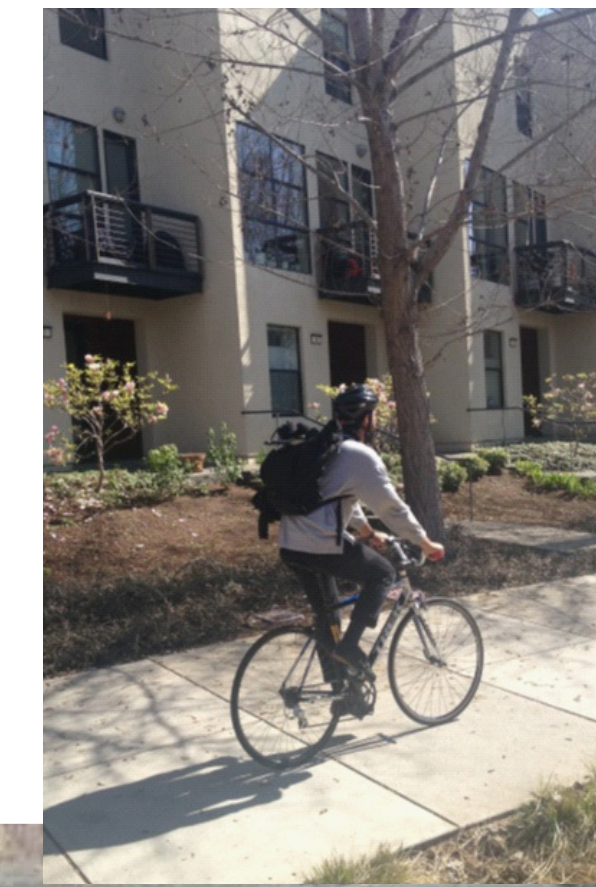
Sheet No:
SP 3.0

"CRAFT" BUILDING

(CREATIVE RETAIL & ARTIST FLEX TENANCY)
ENHANCES UNIQUE CHARACTER OF TOWN
CENTER, WITH CREATIVE GROUND-FLOOR
USES AND ARCHITECTURE

GATEWAY PALM COURT
PROVIDE ICONIC FEATURES
AND CELEBRATE NILES'
HISTORY

**LINEAR PARK /
TRAIL HEAD**



CORNER RETAIL/RESTAURANT

DIAGONAL
STREET PARKING

PUBLIC ACCESS TO ALAMEDA CREEK TRAIL

← Connection to Town Center

Niles Boulevard

linear park

CORNER PLAZA

New Street

gateway
green

2nd Street

50ft min

TOWNHOMES OF VARIOUS SIZES

SECONDARY NEIGHBORHOOD
CONNECTION

Chase Court
Alameda Creek Trail

3rd Street



SENSE OF COMMUNITY:
FLEXIBLE INDOOR AND OUTDOOR
SPACES OFFER OPPORTUNITIES FOR
FAIRS AND SPECIAL EVENTS



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Sheet Title:
Application of
Community
Vision & Goals

Job No. 13039
Date: 12/22/2014
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SP 3.1



The "CRAFT" District
(Creative-Retail-Artist-Flex-Tenancy)



The "Foundry" District I



The "Cannery" District



The "Foundry" District II

